

179.0

0006

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

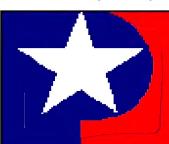
Total Card / Total Parcel

USE VALUE:

1,094,000 / 1,094,000

ASSESSED:

1,094,000 / 1,094,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BROWNING RD, ARLINGTON

## OWNERSHIP

Owner 1:	COURTNEY MELISSA C & MICHAEL J	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 36 BROWNING ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MULCAHY ROY P -

Owner 2: FLAHERTY JULIANN M -

Street 1: 36 BROWNING ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 8,250 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1957, having primarily Vinyl Exterior and 2942 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8250		Sq. Ft.	Site		0	70.	0.817										467,249						467,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8250.000	626,800		467,200	1,094,000		121941
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

Total Card	/	Total Parcel
1,094,000	/	1,094,000
APPRAISED:	1,094,000	
USE VALUE:	1,094,000	
ASSESSED:	1,094,000	

## USER DEFINED

Prior Id # 1:	121941
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:59:58
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 179.0-0006-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	626,800	0	8,250.	467,300	1,094,100	1,094,100	Year End Roll	12/18/2019
2019	101	FV	434,200	0	8,250.	467,300	901,500	901,500	Year End Roll	1/3/2019
2018	101	FV	434,200	0	8,250.	393,800	828,000	828,000	Year End Roll	12/20/2017
2017	101	FV	434,200	0	8,250.	360,500	794,700	794,700	Year End Roll	1/3/2017
2016	101	FV	434,200	0	8,250.	307,100	741,300	741,300	Year End	1/4/2016
2015	101	FV	417,500	0	8,250.	267,000	684,500	684,500	Year End Roll	12/11/2014
2014	101	FV	417,500	0	8,250.	247,000	664,500	664,500	Year End Roll	12/16/2013
2013	101	FV	417,500	0	8,250.	235,000	652,500	652,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULCAHY ROY P,	60849-84		12/28/2012		719,000	No	No		
BISHOP WILFRED	36199-116		8/22/2002		440,000	No	No		
	8993-412		1/1/1901			No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/18/2014	229	Manual	8,000						7/12/2018	MEAS&NOTICE	BS	Barbara S
1/2/2013	3	Redo Bat	6,000	C					6/11/2014	External Ins	PC	PHIL C
6/20/2003	484	Addition	182,000	C		G6	GR FY06	& REMOD KIT & NEW	5/15/2013	Info Fm Prmt	EMK	Ellen K
									3/6/2009	Meas/Inspect	163	PATRIOT
									10/29/2008	Measured	163	PATRIOT
									6/23/2005	Permit Visit	BR	B Rossignol
									12/6/2002	MLS	MM	Mary M
									1/5/2000	Meas/Inspect	264	PATRIOT
									1/1/1982		GP	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 05 - Garrison	2	Rating: Very Good															
Sty Ht: 2A - 2 Sty +Attic	1	Rating: Average	A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath: 1	Rating: Good													
Prime Wall: 4 - Vinyl			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct: 1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: WHITE			A Kits:	Rating:													
View / Desir:			Fpl: 1	Rating: Average													
<b>GENERAL INFORMATION</b>			WSFlue: 1	Rating: Average													
Grade: B- - Good (-)			<b>CONDOS INFORMATION</b>														
Year Blt: 1957	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct: G6		Fact: .	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>														
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Exterior:														
Prim Int Wall 1 - Drywall	Functional:	%	Interior:														
Sec Int Wall:	Economic:	%	Additions: 2003														
Partition: T - Typical	Special:	%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:	%	Baths:														
Sec Floors:		%	Plumbing:														
Bsmnt Flr: 12 - Concrete	Total:	10.8 %	Electric:														
Subfloor:			Heating:														
Bsmnt Gar: 1			General:														
Electric: 3 - Typical			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>											
Insulation: 2 - Typical			Basic \$ / SQ: 135.00														
Int vs Ext: S			Size Adj.: 1.03946579														
Heat Fuel: 2 - Gas			Const Adj.: 0.99989998														
Heat Type: 3 - Forced H/W			Adj \$ / SQ: 140.314														
# Heat Sys: 1			Other Features: 139032														
% Heated: 100	% AC: 100		Grade Factor: 1.21														
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.00000000														
% Com Wall	% Sprinkled:		NBHD Mod:														
			WtAv\$/SQ:	AvRate:	Ind.Val												
			LUC Factor: 1.00	Juris. Factor: 1.00	Before Depr: 169.78												
			Adj Total: 702714	Special Features: 0	Val/Su Net: 148.00												
			Depreciation: 75893	Final Total: 626800	Val/Su SzAd: 232.49												
			Depreciated Total: 626820														
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>			<b>PARCEL ID</b> 179.0-0006-0017.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		18X10	A	AV	2008	0.00	T	8.8	101					
More: N			Total Yard Items:			Total Special Features:			Total:								